94 00500

City of Martinez
HOUSING ELEMENT

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

MAY 5 1994

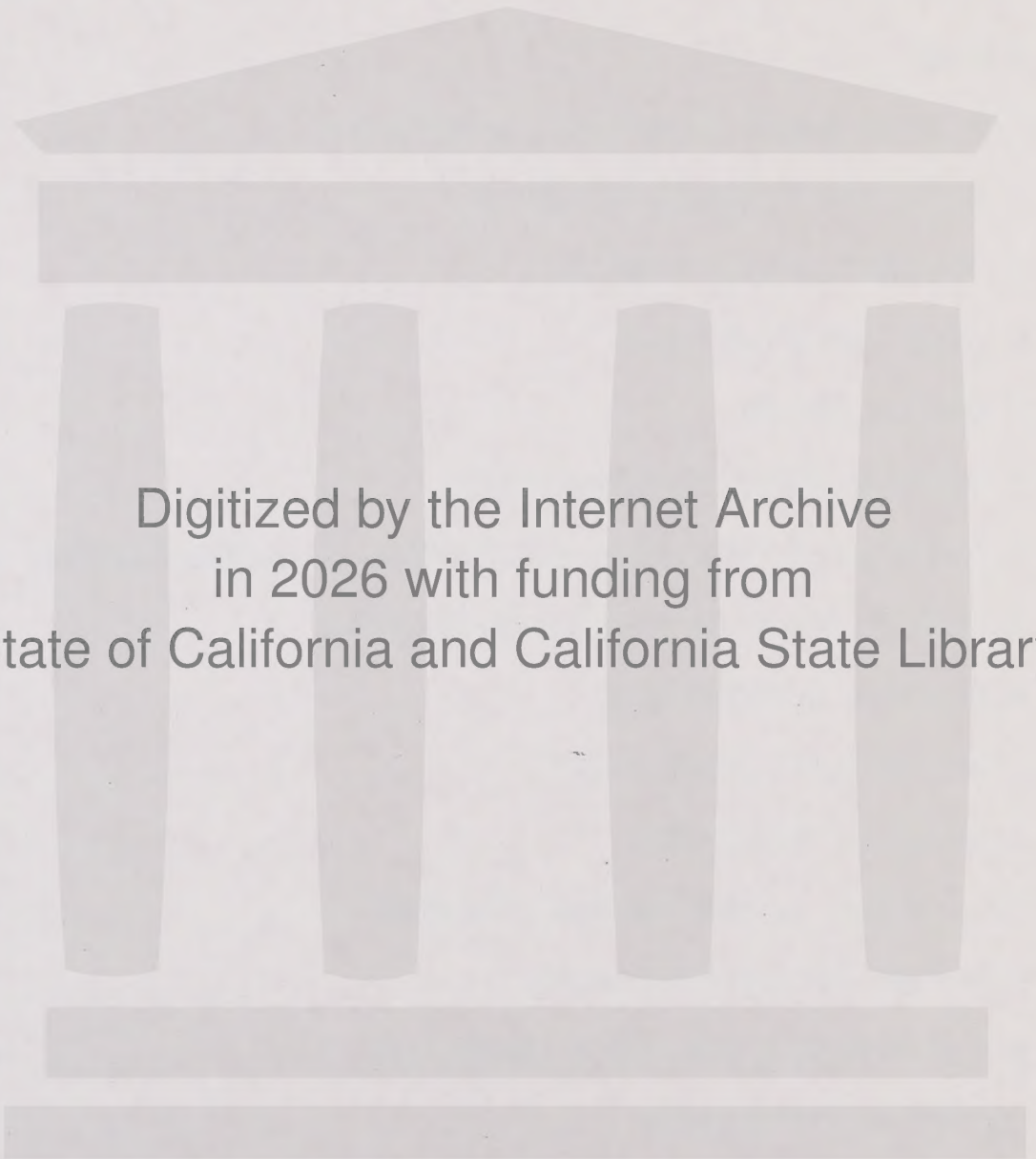
UNIVERSITY OF CALIFORNIA

1993

HOUSING ELEMENT

Table of Contents

	PAGE
I. PURPOSE	2
II. NEEDS ASSESSMENT/CONSTRAINT RESOURCES	2
A. POPULATION CHARACTERISTICS	2
B. HOUSING CHARACTERISTICS	7
C. LAND USE INVENTORY	9
D. SPECIAL NEEDS	12
E. HOUSING NEEDS DETERMINATION	20
F. CONVERSION OF SUBSIDIZED HOUSING TO MARKET RATES	21
G. PRESERVATION OF SUBSIDIZED HOUSING	22
H. HOUSING CONSTRAINTS	27
I. GOVERNMENT CONSTRAINTS	27
J. MARKET CONSTRAINT	31
III. EVALUATION OF 1985 HOUSING ELEMENT	33
IV. SUMMARY OF HOUSING ISSUES	41
V. HOUSING GOALS, POLICIES & PROGRAMS	42
VI. CITIZEN PARTICIPATION	54



Digitized by the Internet Archive
in 2026 with funding from
State of California and California State Library

https://archive.org/details/C101737406

HOUSING ELEMENT

PURPOSE

California State Law requires local jurisdictions to adopt a Housing Element as part of the General Plan. The element is required to include the following:

- Analysis of population and employment trends
- Quantification of the existing and projected housing needs for all income levels
- Analysis of household characteristics such as overcrowding, housing condition and ability to pay for housing
- Inventory of land suitable for residential development
- Analysis of constraints upon the development of housing
- Analysis of special housing needs
- Analysis of assisted rental housing which is at risk of conversion to market rate
- Statement of community's goals, quantified objectives and policies relative to improvement, maintenance and development of housing
- A program which sets forth a five-year schedule of actions to implement the goals and objectives of the element.

The Housing Element is intended to assist local jurisdictions to identify the housing needs for residents of all income levels and to develop an action program to meet that need. The Element should be used in conjunction with the Land Use Element to identify appropriate sites and land use designations for the development of quality, affordable housing.

State law requires that local jurisdictions review and update their Housing Element at least every five years. This update satisfies this requirement and supersedes the Martinez Housing Element update of 1985.

NEEDS ASSESSMENT/CONSTRAINT RESOURCES

POPULATION CHARACTERISTICS

General Trends

The City of Martinez has been growing at a rapid rate since 1950, similarly to Contra Costa County as a whole. The City had a growth rate of 12 percent from 1940 to 1950, 16 percent from 1950 to 1960, 72 percent from 1960 to 1970, 37 percent from 1970 to 1980 and 42 percent from 1980 to 1990.

Table 1 depicts the population between 1950 and 1990.

Table 1

HISTORIC TRENDS IN POPULATION	
YEAR	POPULATION
1950	8,268
1960	9,604
1970	16,506
1980	22,582
1990	32,038

Source: 1990 U.S. Census

Generally, households have grown at the same rate as population. This differs from the remainder of the County, where household formation experienced a considerably higher growth rate than population.

Table 2 reflects population estimates and projections for the City and its Sphere of Influence. Contra Costa County demographics are provided for comparison.

Table 2

POPULATION PROJECTIONS				
	1990	1995	2000	2005
Martinez Includes Sphere of Influence	39,200	41,500	42,300	42,000
County	790,000	861,000	913,000	946,900

Source: Association of Bay Area Governments (ABAG), Projections '90

The ABAG projections for 1990 population are larger than the census population numbers since it includes the City's Sphere of Influence. The ABAG projections indicate that the population of Martinez and its Sphere of Influence will increase by 3,100 persons between 1990 and 2000 which represents a population increase of 8 percent.

Table 3 shows the expected rate of growth for the same time period. The figures show that the City is expected to have a lower growth rate than the County as a whole which is an indication that the City is nearly built out.

Table 3

Population Projections Percent of Change			
	1990-1995	1995-2000	2000-2005
Martinez	5.9	1.9	- 0.71
County	9.0	6.0	3.7

Source: ABAG, Projections '90

Age Structure

The 1990 Census revealed that the age distribution of Martinez residents is similar to that of the entire County. The median age of Martinez was 34.1 years while it was 34.2 years countywide. Table 4 presents the age distribution of residents from the 1990 Census.

Table 4

AGE DISTRIBUTION OF POPULATION		
Age	Number	% of Population
0 - 19	8,060	25
20 - 44	14,937	47
45 - 64	6,214	19
65+	2,827	9
	32,038	100

Source: 1990 U.S. Census

The State Department of Finance projections for Contra Costa County indicate that the elderly population is expected to grow by 58.5 percent between 1985 and 2000. It can be expected that the age distribution in the City will shift to a higher proportion of seniors as the City reaches build out. These projections indicate a need for the provision of health and social services, as well as a need for specialized housing for the growing senior population.

Household Income

The 1990 U.S. Census provides the most recent available income data for the City. The Census indicates that the median household income was $45,964 as compared to $45,087 for the entire County. The neighboring communities of Concord and Pleasant Hill reported median incomes of $41,675 and $46,885 respectively.

Table 5 depicts 1989 household income as reported in the 1990 Census.

Table 5

Household Income - 1989		
Income	Number	% of Total
0 - 4,999	283	2
5,000 - 9,999	575	5
10,000 - 14,999	658	5
15,000 - 19,999	611	5
20,000 - 24,999	642	5
25,000 - 29,999	715	6
30,000 - 39,999	1,715	14
40,000 - 49,999	1,753	14
50,000 - 74,000	3,301	26
75,000+	2,330	18

Source: 1990 U.S. Census

ABAG's Projections '90 provides projected income data. It differs from the census data in that it is average household income which can be skewed by any extreme on either end of the range and it includes the City's sphere of influence.

Table 6

Average Household Income Projections			
	1995	2000	2005
Martinez plus Sphere of Influence	49,300	50,000	53,700
County	52,400	54,200	57,500

Source: ABAG, Projections '90

In order to determine the type of housing needed, household income has been categorized into four groups: very low, low, moderate and above moderate. These conform to the State Department of Housing and Community Development definitions; i.e., Very Low is 50 percent of median income; Low is 51-80 percent of median income; Moderate is 81-120 percent of median and Above Moderate is 121 percent of median.

Table 7

Income groups - 1989			
Group	Number of Martinez Households	% of Martinez Households	% of County Households
Very Low (Less than $22,982)	2501	20	18
Low ($22,982 - $36,771)	2213	17	11
Moderate ($36,771 - $55,168)	3119	25	7
Above Moderate ($55,168 or more)	4750	38	64

Source: 1990 U.S. Census

The Martinez employment projections are presented in Table 8. They indicate an increase of 3,100 jobs or 20 percent increase between the year 1990 and 2000. The projections by ABAG assume that retail trade, business and professional services, computers and electronic and finance, insurance and real estate would account for most of the job growth. ABAG projects 850 retail jobs will be added to the Martinez economy between 1990 and 2000.

Table 8

Total Jobs (Martinez and Sphere of Influence)			
1990	1995	2000	2005
15,420	17,160	18,520	20,060

Source: ABAG, Projections '90

A comparison of employment growth with population growth indicates that employment will outpace expected population growth. As seen in Table 9, the anticipated employment growth will be somewhat less than the countywide average.

Table 9

Comparison of Employment and Population Growth Rates Martinez and Contra Costa County						
	1995		2000		2005	
	# Emp.	% Pop.	# Emp.	% Pop.	# Emp.	% Pop.
Martinez (& Sphere of Influence)	11.3	5.9	7.9	1.9	8.3	.71
County	14.4	9.0	8.1	6.0	7.6	3.7

Source: ABAG, Projections '90

HOUSING CHARACTERISTICS

Age and Condition of Housing Stock

The 1990 Census provides the data base for the age of the housing stock. The information shows that more than 50 percent of the housing stock has been constructed since 1970.

Table 10

Age of Housing Stock		
Year Built	Number	% of Total
1989 to March 1990	156	1
1980-1988	3,943	31
1970-1979	2,844	23
1960-1969	2,073	17
1950-1959	1,219	10
1940-1949	816	7
1939 or earlier	1,488	12
Total	12,383	100

Source: 1990 U.S. Census

The majority of the pre-1940 housing stock is located in the downtown, while the most recent construction has occurred in the south-central part of the City. The housing stock is in relatively good condition. The 1990 Census found that only 51 units were without complete plumbing facilities; 25 of these units were renter occupied. The City Building Inspection Division estimates that approximately 80 building permits per year are issued for health and safety code corrections such as plumbing or electrical upgrade.

On the average, five housing units per year are demolished; however, these are associated with a change in use of the property such as approval of a new residential subdivision rather than being dilapidated. Only one unit in the last five years has been demolished because it was determined to be beyond repair.

Growth Rate

The annual growth rate in housing units has fluctuated considerably since 1980. This may be more reflective of the interest rates than the demand for housing. The smallest increase occurred in 1987 when only 209 units were completed, while the largest increase occurred in 1985 with the completion of 1,020 units. Table 11 shows the annual housing growth rate from 1980-1988 for the City and Contra Costa County. The table indicates that the City has generally had a higher rate in comparison to the County. However, it is expected that future growth in the City will decline as Martinez reaches build-out.

Table 11

Annual Housing Unit Growth Rate
Martinez and Contra Costa County

	1981	1982	1983	1984	1985	1986	1987	1988	1989
Martinez	5.8	3.8	2.1	2.4	10.0	2.9	1.8	4.4	2.6
County	2.0	1.7	1.0	1.2	2.1	2.3	2.7	3.9	2.9

Source: City of Martinez and State Department of Finance

Within the City of Martinez, 3,184 units were built from 1980 to 1990. Of those, 2,000 units were single-family which includes condominiums and townhouses; two units were 2-4 plexes and 1,182 were multiple-family units. Single-family residences represent 62.8 percent of the growth, while multiple-family units comprise 37.1 percent. Table 13 shows the annual number of units constructed by type for 1980-1988.

Table 12

Growth in Housing by Type, 1980-1989		
Year	Single Family	Multiple Family
1981	522	9
1982	90	234
1983	237	0
1984	240	0
1985	544	476
1986	223	96
1987	177	32
1988	185	332
1989	304	14

Source: City of Martinez

Tenure and Vacancy Rate

The 1990 Census reported that there were a total of 13,002 housing units in the City of Martinez, of which 12,539 or 96 percent were occupied. Owners represented 64 percent of the occupied units while renters occupied 32 percent.

The vacancy rate as indicated in the 1990 census was 4 percent.

LAND USE INVENTORY

A land use inventory was conducted using assessor's parcel data to determine the amount of vacant land that could be developed for housing. The inventory was broken in four categories: potential residential build-out, potential residential units from commercial zoned land, potential residential units from industrial zoned land, and residential units approved not built and proposed residential units.

Table 13A shows that in 1990, there are about 72 vacant acres zoned residential that could accommodate 593 housing units if the properties were developed within the existing zoning. (see the vacant land inventory maps page 13 to 15)

Table 13A

Potential Residential Build-out of Existing Residentially Zoned Land		
Existing Zoning (units/acre)	Vacant Land (acres)	Potential Units
R-1.5 (29)	2.6	75
R-2.5 (19)	12.9	245
R-3.5 (12)	8.5	102
R-6.0 (6)	4.5	27
R-7.5 (5)	20.3	101
R-10 (4)	5.2	21
R-20 (2)	4.2	8
R-40 (1)	14.0	14
Total	72.2	593

Source: City of Martinez Community Development Department, 1990

The Zoning Ordinance allows for dwelling units above the ground floor, lodging houses and apartment hotels in Commercial Districts. In addition, Table 13B indicates that 682 units could be constructed on 39.4 acres of vacant commercially designated properties which could potentially be rezoned to a residential district.

Table 13B

Potential Residential Units from Commercial Zoned Land			
Zoning	Vacant Land (Acres)	Rezoned District	Potential Units
Commercial	8.5	R-1.5 (29 DUA)	246
	10.3	R-2.5 (19 DUA)	196
	19.3	R-3.5 (12 DUA)	232
	1.3	R-7.5 (6 DUA)	8
TOTAL	39.4		682

Source: City of Martinez Community Development Department, 1990

If the General Plan and Zoning Ordinance were amended to provide residential use in Industrial Districts, 281 more units could be built on 23.4 acres of industrial land.

Table 13C

Potential Residential Units from Industrial Zoned Land		
Vacant Land (Acres)	Rezoned District	Potential Units
23.5	R-3.5 (12DUA)	281

Source: City of Martinez Community Development Department, 1990

A total of 1,556 units, 1,377 multi-family and 179 single family units could be provided on existing vacant land.

Table 13D shows development projects that have been approved and not yet built and proposed residential projects. Neither of these categories was included in Tables 13A, 13B or 13C. Approved development projects would add 990 units (884 single-family and 106 townhouses) while proposed projects could add 315 units to the Martinez housing stock.

Table 13D

Residential Units Approved, Not Built and Proposed Residential Units			
Unit Type	Approved	Proposed	Total
Single Family	884	198	1,082
Townhouse	106	28	134
Multi-family		9	9
Senior		80	80
	990	315	1,305

Source: City of Martinez Community Development Department, 1990

Table 13E shows potential residential buildout from all four categories.

Table 13E

Total Potential Residential Build-out			
Income Category	New Construction	Rehabilitation	Conservation
Very Low	330	30	--
Low	338	100	32
Moderate	1,487	89	All
Above Moderate	519	---	All
Includes: 1) vacant property currently zoned residential, 2) approved or proposed residential projects, and 3) potential units from conversion of industrial land.			

Source: City of Martinez Community Development Department

The land use inventory demonstrates that there is sufficient vacant land, approved and proposed projects to meet the City's housing needs. Public services are available to serve all of the identified sites. Water would be supplied by the City of Martinez or Contra Costa Water District; sanitary sewer service would be provided by Martinez Sanitary District or Mountain View Sanitary District; gas and electric by Pacific Gas and Electric; school service by Martinez School District or Mount Diablo School District; fire service by Consolidated Fire District; and police and park services by the City of Martinez.

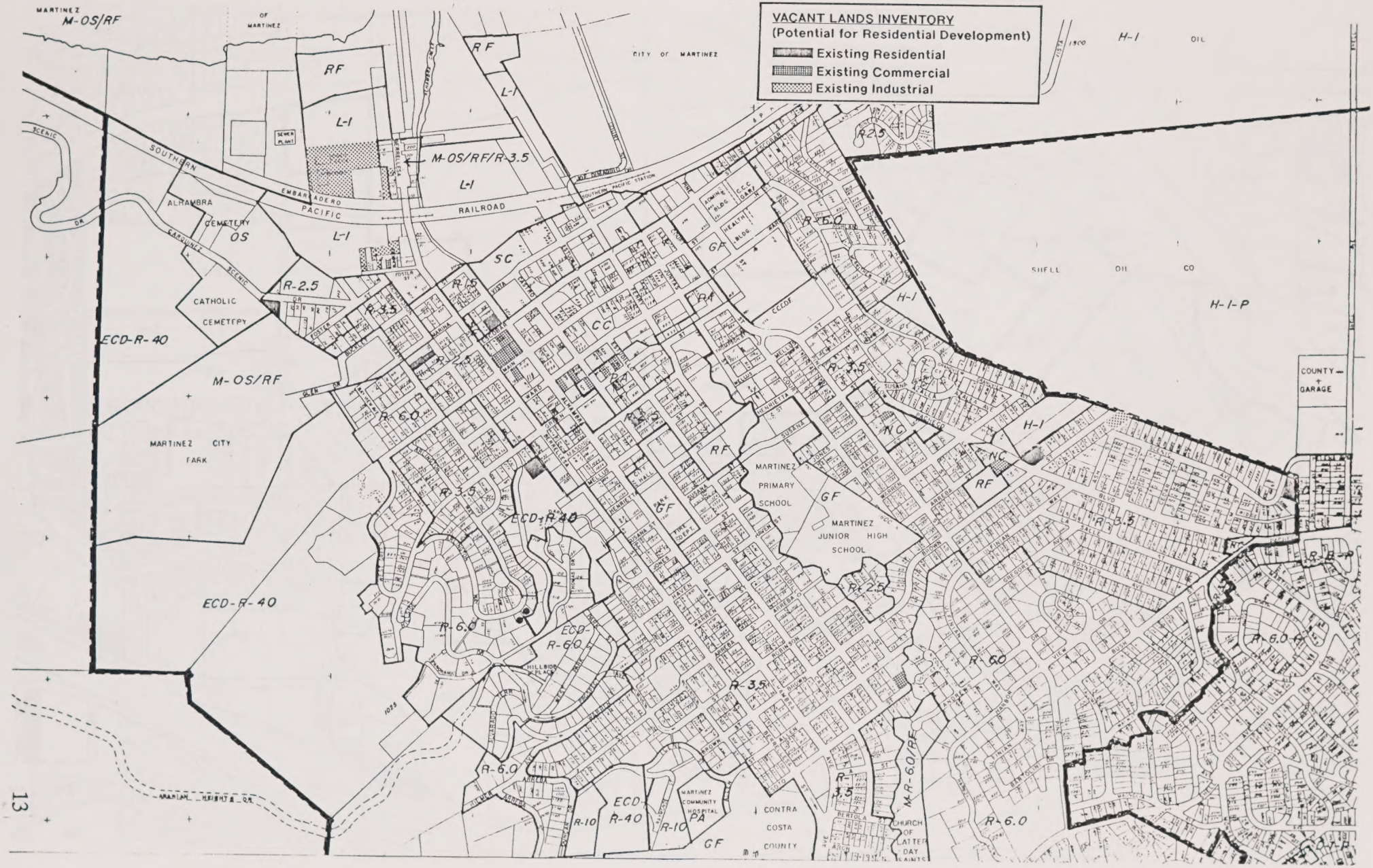
SPECIAL NEEDS

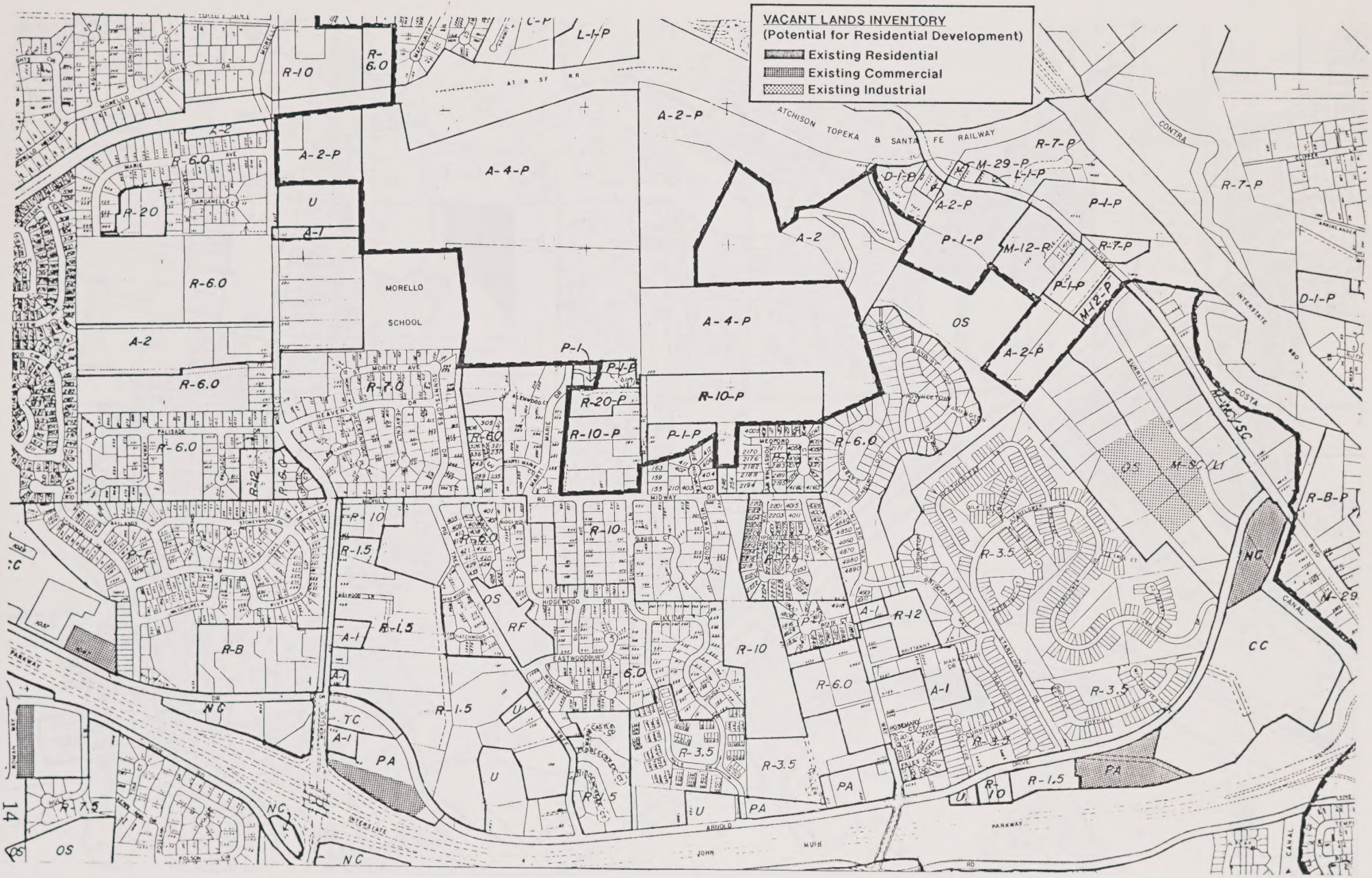
Elderly

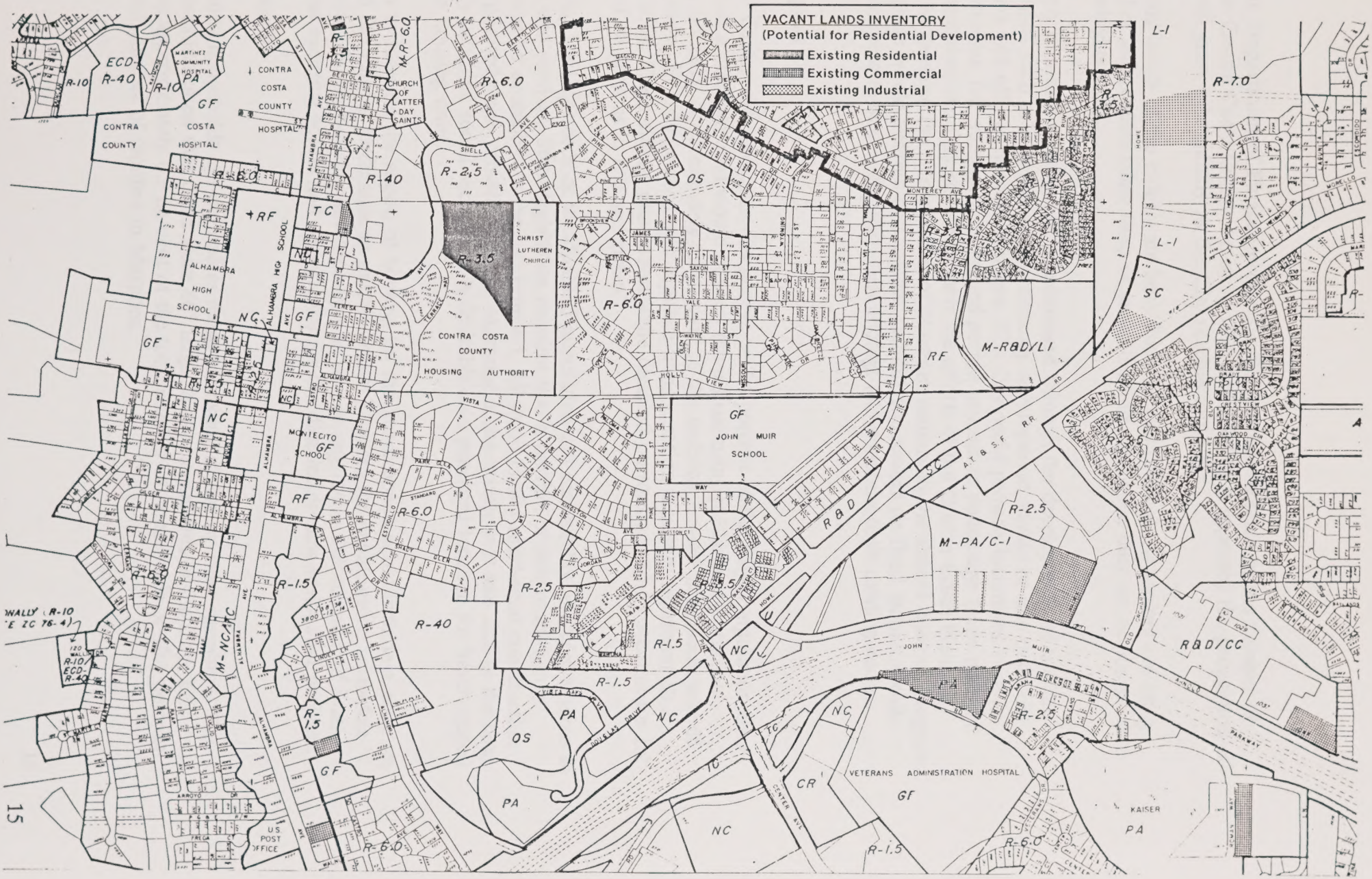
The senior population does not represent a large share of Martinez' total population. The 1990 Census reported 1,248 persons between the ages of 60-64 and 2,827 persons 65 years or older. This represents 3.9 percent and 8.8 percent respectively of the total population.

The Census also revealed that 135 seniors (65 or older) or 0.42 percent of the population reported incomes below the poverty line. If only the senior population is considered, then 5 percent of all elderly have incomes below the poverty line.

Generally, seniors who own their home have lived there longer than seniors who rent. 1980 census data indicates that 75 percent of householders who are 65 years and older and own their unit have lived there 20 years or more. Approximately 45 percent of this group or 266 householders have lived in their unit 30 years or more. In contrast, 75 percent of the seniors who rent their living space moved there in the last 10 years.


VACANT LANDS INVENTORY
(Potential for Residential Development)
Existing Residential
Existing Commercial
Existing Industrial
MARTINEZ
M-OS/RF
CITY OF MARTINEZ
RF
L-1
M-OS/RF/R-3.5
SOUTHERN PACIFIC RAILROAD
EMBARCADERO
SCENIC DR
ALHAMBRA CEMETERY
OS
CARQUINEZ SCENIC DR
CATHOLIC CEMETERY
R-2.5
R-3.5
R-6.0
SC
CC
PA
GF
H-1
H-1-P
SHELL OIL CO
ECD-R-40
M-OS/RF
MARTINEZ CITY PARK
MARTINEZ PRIMARY SCHOOL
MARTINEZ JUNIOR HIGH SCHOOL
NC
ECD-R-60
M-R-6.0/RF
R-10
PA
MARTINEZ COMMUNITY HOSPITAL
CONTRA COSTA COUNTY
CHURCH OF LATTER DAY SAINTS
COUNTY GARAGE
ARAMIAN HEIGHTS DR


VACANT LANDS INVENTORY
(Potential for Residential Development)
Existing Residential
Existing Commercial
Existing Industrial
ATCHISON TOPEKA & SANTA FE RAILWAY
A.T. & S.F. RR
MORELLO SCHOOL
INTERSTATE 680
CONTRA COSTA CANAL
JOHN MUIR PARKWAY
ARNOLD RD
MIDWAY RD
MORITZ AVE
MARIE AVE
MARTI MARIE CT
HEAVENLY CT
SUNNYSLOPES DR
EASTWOODBURY DR
HIDGEWOOD DR
SUNRISE DR
BAYBERRY CT
ROSEMARY CT
R-10
R-6.0
L-1-P
A-2-P
A-4-P
U
A-1
R-20
A-2
R-7.0
P-1
P-1-P
R-20-P
R-10-P
R-6.0
R-12
R-1.5
R-B
OS
RF
NC
TC
PA
R-3.5
R-10
R-6.0
A-1
R-12
R-1.5
R-7-P
M-29-P
L-1-P
D-1-P
P-1-P
M-12-P
A-2-P
OS
M-SC/L1
R-B-P
M-29
CC
R-1.5
R-7.5
OS
NC
U
PA
R-3.5
R-10
R-6.0
A-1
R-12
R-1.5
R-3.5
PA
R-1.5
PA
U
PA
U
R-10
R-6.0
R-3.5
R-3.5
R-3.5
R-3.5
R-1.5
PA
U
R-10
R-6.0
R-3.5
R-3.5
R-3.5
R-3.5
R-1.5
PA
U
R-10
R-6.0
R-3.5
R-3.5
R-3.5
R-3.5
R-1.5
PA
U
R-10
R-6.0
R-3.5
R-3.5
R-3.5
R-3.5
R-1.5
PA


VACANT LANDS INVENTORY
(Potential for Residential Development)
Existing Residential
Existing Commercial
Existing Industrial
CONTRA COSTA COUNTY HOSPITAL
MARTINEZ COMMUNITY HOSPITAL
ALHAMBRA HIGH SCHOOL
CHURCH OF LATTER DAY SAINTS
CHRIST LUTHERAN CHURCH
CONTRA COSTA COUNTY HOUSING AUTHORITY
MONTECITO SCHOOL
JOHN MUIR SCHOOL
VETERANS ADMINISTRATION HOSPITAL
KAISER
US POST OFFICE
A T & S F R R
JOHN MUIR PARKWAY
R-10
ECD-R-40
PA
GF
R-6.0
R-2.5
R-3.5
R-40
RF
TC
NC
OS
L-1
R-7.0
SC
M-R&D/LI
R&D
M-PA/C-1
R&D/CC
R-1.5
M-NC/TC
CR
R-5
R-6.0

The State Department of Finance projects a 58.5 percent increase in the number of seniors in Contra Costa County between 1990 and 2000. It is expected the proportion of elderly will grow substantially as the City reaches build out.

The special needs of the elderly are both financial and physical. As seniors are living longer, they will require some form of assisted living care when they are no longer able to live independently.

The supply of senior housing can be addressed through the development of smaller housing units such as a single-room occupancy development, studio or one bedroom apartments and efficiency condominiums. The City could provide incentives such as density bonuses, fee waivers or expedited permit process to encourage these types of uses. In addition, the City should support the efforts of the Contra Costa Housing Alliance to increase the participation of Martinez seniors in the shared housing program. This program would address housing affordability for seniors on fixed incomes while permitting them to stay in familiar surroundings and maintain their existing social network.

Handicapped

The 1990 Census data indicates 634 people or 2.4 percent of the City's population over age 15, had a disability that would prevent them from using public transportation (mobility limited). Approximately 59 percent of the mobility limited population was 65 years or older. Elderly persons with a public transportation disability represent 13.2 percent of the City's elderly population while disabled persons age 16-64 account for 1.2 percent of all persons in this age group.

The special housing needs of the disabled population are accessibility and convenience to shopping and services. State legislation requires that a portion of new multi-family construction be accessible to the handicapped. All multi-family residential construction has incorporated these provisions. Since Martinez is the county seat and acts as the base for county provided social services, it is desirable as a potential location for handicapped accessible housing units.

Programs to increase the supply of housing for the handicapped could include a program to amend the Zoning Ordinance to permit density bonuses for handicapped accessible units in multi-family housing developments as well as aggressive enforcement of State regulations ensuring access and opportunity for the disabled in new residential projects.

Large Families

Large family households are defined as those consisting of five or more members. The 1990 Census indicated that there were 867 large family households in the City. This represents approximately 6.9 percent of the total number of households or 10.4 percent of the total number of families in Martinez.

The City could establish a program to encourage the development of three and four bedroom units to accommodate large families.

Female-Headed Households

According to the 1990 Census, 3,615 female-headed households resided in Martinez, 32.4 percent (1,170) of which included children under the age of 18. Female-headed households comprised 28.7 percent of all households and female-headed households with children comprise 18 percent of all families with children in the City.

Female-headed families in poverty (186) represented 13.4 percent of all female-headed families and 69.9 percent of all families with children in poverty.

Market rate housing is generally beyond the reach for most female headed households; therefore housing programs should address the affordability issue. The City should work with the Housing Authority to increase the number of Section 8 certificates and encourage density bonuses for assisted multi-family rental projects.

Overcrowding

An overcrowded housing unit is defined by the U.S. Census as one in which there are more than 1.01 persons per room (including kitchen, bedrooms, living room but not including basement, bathrooms or halls). In 1990, there were 311 overcrowded units which represents 2.5 percent of the total number of housing units.

Farmworkers

State law requires analysis of the special needs of farmworkers. The City of Martinez does not contain any land which is currently used for agricultural purposes, other than some land to the west and southwest which is used for grazing. No farmworkers were specifically identified in the 1990 Census; and to the best of our knowledge, there are no farmworkers in Martinez who require special housing assistance.

Homeless

State legislation enacted in September, 1984, requires local governments to assess in the Housing Element the need for temporary or emergency shelter in the City. Accurate information on the number of homeless is difficult to obtain just by the very nature of the population. Various public agencies who provide services to the homeless were contacted to estimate the homeless population in Martinez. Shelter, Inc., a non-profit organization, operates shelter programs at local armories during the winter months. Records kept for the 1989 season indicate that 13 homeless people at the Pittsburg Armory were from Martinez.

The City Police Department estimates that there are 15 to 20 homeless in Martinez. The Department maintains records on the number of homeless for whom they have received complaints. As of January, 1990, they have logged seven complaints.

Contra Costa County Social Services Department reports that an average of 30 people visit the Martinez office daily requesting housing and food. Their records do not indicate the applicant's residency.

The City should develop a program with churches within the community to develop a homeless shelter network. The City could provide beds and equipment while the church facility could be used for the shelter. The churches could act as sponsor on a rotating basis thereby sharing the responsibility and commitment to a community-wide homeless shelter.

Low Income Families

In 1990, approximately 33.8 percent or 4,248 of Martinez households had incomes below $36,096 (80 percent of the County median household income.) Contra Costa County as a whole who reported 29 percent of the households below the poverty line. Approximately 58 percent (2,501) of low-income Martinez families were in the very low-income category, earning less than $22,543 (50 percent of the County household median.)

If these low income families devoted no more than 25 percent of their monthly income to housing, the maximum monthly payment for a household with an income of $36,096 would be $752. According to 1990 Census data as depicted in Table 14, 55.5 percent of renters were paying 25 percent or more of their income for housing while 83 percent of renters with incomes less than $35,000 per year are paying over 25 percent of their income for rent. More than 50 percent of low income renters are paying 35 percent or more of their income for housing.

Table 14

Renters-Percent of Income for Housing Costs-1989					
Income	0 - 19%	20 - 24%	25 - 29%	30 - 34%	35% +
$ 0 - 9,999	0	14	66	27	441
$10,000 - 19,999	46	5	79	66	567
$20,000 - 34,999	96	242	268	272	190
$35,000 - 49,999	304	257	153	68	62
$50,000+	541	225	33	29	0

Source: 1990 U.S. Census

Census data also provided information on the number of households who own their homes and pay more than 25 percent of their income for housing. As shown in Table 17, 3,674 households, or 47 percent paid 25 percent or more of their incomes for housing. Approximately 857 households (53 percent of households with incomes less than $35,000) pay more than 25 percent of their income for housing while 40 percent pay more than 35 percent.

Table 15

Owners - Percent of Income for Housing Costs - 1989					
Income	0 - 19%	20 - 24%	25 - 29%	30 - 34%	35%+
$ 0 - 9,999	23	36	17	7	88
$10,000 - 19,999	168	32	35	41	225
$20,000 - 34,000	401	50	70	46	328
$35,000 - 49,999	574	124	192	310	531
$50,000+	1,744	942	845	542	397

Source: 1990 U.S. Census

A number of goals, policies and programs have been identified in this document to increase the supply of rental and owner housing. Programs include low interest loans to rehabilitate existing units, mortgage revenue bonds to increase the supply of rental units as well as bond programs to write down the interest for home purchase and density bonus provisions for low income housing and handicap accessible housing. A detailed description of the City's housing program can be found in the Goals section of this Housing Element.

Moderate-Income Families

Moderate income families (households earning between 80 percent to 120 percent of the County median household income, $36,096 - $54,144, represented approximately 28.5 percent (3,585) of all households in Martinez in 1990. Assuming that moderate income families can afford up to 30 percent of their income for housing, the maximum monthly payment for a household earning $36,069 would be $901. For a household earning 120 percent of the County median income ($54,104) the 30 percent monthly payment would be $1,352.60. The amount would equate to a home priced at $250,000. The median housing unit value in the San Francisco Bay Area in 1990 was $259,288.

The cost of housing has risen at a disproportionately faster rate than income. Data collected by Contra Costa Board of Realtors indicates that the average price of single-family homes in the Martinez area rose 42.2 percent between 1985 and 1989 while

the Association of Bay Area Governments reports a 10.6 percent increase in average income between 1985 and 1990. The Contra Costa County single family mortgage revenue bond program and first time home buyer's program are avenues for assistance to moderate income home buyers in Martinez.

Energy Conservation

The City of Martinez encourages energy conservation in residential projects. All residential projects are subject to design review and are analyzed in terms of building orientation, street layout, lot design, landscaping and street tree configuration in order to maximize solar access and energy conservation.

The City of Martinez currently enforces the State Energy Conservation Standards. In addition to the Mandatory Features and Devices which all new construction must include, the regulations establish minimum levels of wall, ceiling and floor insulation, maximum glazing area, minimum glazing U-values and minimum space conditioning and water heating system efficiencies. Credit for thermal mass, shading, infiltration control and solar space and water heating is also considered.

HOUSING NEEDS DETERMINATIONS

State law requires councils of governments such as the Association of Bay Area Governments to determine the existing and projected regional housing needs for persons at all income levels. ABAG is also required by law to determine each city's share of the regional need for housing; Martinez must address these shares in the Housing Element. The following section incorporates relevant portions of the Housing Needs Determination Report dated January, 1989 for the nine-county San Francisco Bay Area Region.

The ABAG calculations included such factors as market demand for housing as evidenced by housing value trends, vacancy rates and income/affordability relationships; employment opportunities; availability of suitable sites and public facilities reflected in local plans, commuting patterns to relate location of housing to jobs; type and tenure of housing obtained from census data and housing needs of farmworkers.

Table 16 summarizes the housing needs estimates for the period 1988-1990 for the City of Martinez as prepared by ABAG.

Table 16

Existing and Projected Housing Needs				
Existing Need	1988-90 Projected Need	1990-95 Projected Need	Alternative Zoning Projected Need	Total Projected Need
315	588	1,157	0	1,745

Source: ABAG, Housing Needs Determinations, January 1989

The existing need is the difference between the number of housing units that are available and the number that should have been available, calculated from the optimal vacancy rate of 5 percent. If the 1988 available stock were increased by the existing need, the market would have been nearer to a balance between housing supply and demand. Projected housing need means the number of units needed to accommodate the expected growth in households within the City of Martinez and its sphere of influence.

The total housing need is the sum of the existing need, the growth need and the need associated with a jobs/labor supply imbalance.

In determining the regional housing need, ABAG is required to consider the need for housing at all income levels. Existing City percentages of various income levels were averaged with the existing County and regional percentages to determine the percentage to be applied to the projected housing need. This methodology slightly promotes a more equitable distribution of housing opportunities within the Bay Area and seeks to avoid further impaction of existing communities with higher concentrations of lower income households.

For example, the City of Martinez (with 20 percent very low) is averaged with Contra Costa County (with 20 percent very low) and the region (with 23 percent very low) to derive a new percentage of 21 percent very low income for Martinez.

The projected housing needs by income category are found in Table 17.

Table 17

Martinez Projected Housing Need by Income Category					
	Very Low	Low	Moderate	Above Moderate	Projected Total Need
Actual	20	13	19	48	
Adjusted	21	14	20	45	
Projected Housing Need 1988-1995	366	244	349	786	1,745

Source: ABAG, Housing Needs Determination, January, 1989

CONVERSION OF SUBSIDIZED HOUSING TO MARKET RATES

The Emerson Arms Apartments, constructed under the FHA 236 (j) (1) program may convert to market rate on September 30, 1994. The 32 unit complex has the option to prepay the mortgage or may extend the subsidy period 20 years to September 30, 2014.

Three other developments receiving mortgage revenue bond financing have subsidy periods to 2003, 2004 and 2005.

PRESERVATION OF SUBSIDIZED HOUSING

Introduction

A recent amendment to State Planning Law mandates that cities include in their General Plan Housing Elements an analysis and program for preserving assisted housing developments which provide low income housing. The conversion of previously assisted low income rental housing units to market rate rental units can occur because many of the rent-subsidized units were built with agreements incorporated into 20-year mortgage loans or other sources of assistance have time limits incorporated into them. The analysis is to be based on a complete inventory of all multi-family rental units which are eligible for change to market rate housing due to termination of subsidy restrictions, which may either be Federal, State or local, or a combination of all three. The analysis is to address the ten year period from 1990 to 2000 and is to be updated, as part of the City's Housing Element, every five years pursuant to State law. With each update, the inventory of projects must be updated to the beginning of the next ten year period. For the purposes of this Housing Element Amendment, the two five year periods of analysis will be July 1990 - June 30, 1995 and July 1, 1995 - June 30, 2000.

Consistent with State requirements, this amendment includes the following parts:

1. An inventory of restricted low-income housing units "at risk" of conversion in the City and their potential for conversion;

2. An analysis of the costs of preserving and/or replacing the units "at risk";

3. An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";

4. Quantified objectives for the number of "at risk" units to be preserved;

5. Programs for preserving the "at risk" units.

I. Inventory of units at risk

An inventory was conducted of all assisted low-income multi-family units in the City of Martinez that are at risk of converting to market rate housing between July 1, 1990, and June 30, 2000.

The inventory covers all units that are eligible to convert to market rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring subsidy restrictions.

Only one rental project is at risk of converting to market rate prior to the end of 2000. The City does not have an in-lieu fee program and does not assist multi-family housing with redevelopment or Community Development Block Grant Funds. Many units rent-subsidized with mortgage revenue bonds were constructed between the years of 1982-1985 and will be at the risk of conversion in the 2000-2010 ten-year review period.

Project:	Emerson Arms
Location:	326 Ward Street Martinez
Description:	32 units (4 one-bedroom, 28 two-bedroom) low income rental
FHA - 236 Earliest Date of conversion:	September 30, 1994

This project was built in 1974, assisted under the HUD Section 236(J)(1) program, and is eligible for mortgage prepayment during the first five-year planning period (between 1990 and 1995). Under the Section 236(J)(1) program, projects receive reduced interest loans from HUD. In return for preferential financing, the projects are subject to low-income use restrictions with the option to prepay the loans 20 years later. If the loan is prepaid, the affordability restrictions no longer apply.

Conversion Potential

Prepayment of Section 236 loans is regulated by the Low-Income Housing Preservation and Resident Homeownership Act (LHIPRHA, or Title VI of the National Housing Act of 1990).

Under this law, owners of prepayment eligible projects can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. Where owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12-month negotiating period. Prepayment and conversion of the housing to market rate use can only occur if there is no willing buyer to purchase a project. A Notice of Intent may be filed up to two years prior to the scheduled prepayment date to indicate the owner's preliminary decision regarding the sale of the property. Within nine months following the Notice of Intent, the owners must prepare a "Plan of Action" for submittal to HUD. A Plan of Action must include: 1) any proposed changes in mortgage or in the regulatory agreements, 2) a description of federal, state, and local incentives that are being requested as part of the effort to own and develop the property, and 3) any proposed plans to transfer the title of the property and/or sell it.

The project can potentially command higher rents if the owners decide to convert to market rents and there is no buyer for the property. However, the owners can also request additional financial incentives from HUD such as refinancing the

mortgage at a lower interest rate or establishing higher rates to charge for the units if they choose to renew the contract and adhere to the affordability requirements.

The owners of the Emerson Arms have not indicated their intent to either sell the property or to receive the additional federal incentives while extending the low income use restrictions for the remaining useful life of the building as established by HUD. They have not as of this date, filed a notice of intent to change or terminate affordability controls.

II. Cost Analysis

State law requires the City Housing Element to include the cost of producing new rental housing comparable in size and rent levels to replace the units which could convert as well as the cost of preserving all of the developments at risk of converting. If these costs cannot be estimated directly, it is permissible to describe whether such costs are anticipated to be higher or lower than the replacement estimates, and for what reason, as well as the magnitude of the differences in the estimates.

The County Assessor's 1992 assessment of the property is $1,108,493.00. The property was sold and re-assessed in 1989. The assessed value is based upon the property's April 25, 1989 value, with a 2 percent maximum annual adjustment. This figure may not reflect the current value of the property but is probably close since property values have not typically increased since 1989.

According to the Contra Costa County Housing Element, the current cost of developing a new rental unit is roughly $60,000.00 so 32 new units would cost approximately $1,920,000.

The development of new affordable rental housing projects is a difficult and expensive undertaking. Aside from the cost of construction, Martinez has little land left for multi-family development. Therefore, there is an incentive to minimize the loss of existing affordable rental housing.

Under LIHPRHA, HUD will provide mortgage loan insurance on acquisition loans for up to 95% of the equity to priority purchasers. If the Emerson Arms were to be sold to a qualifying non-profit organization prior to extending the 20 year mortgage, total preservation costs would be $1,108,493.00 with a total down payment required of $55,424.65. The Emerson Arms is in relatively good condition other than the ongoing minor problems related to its age so it may be a realistic to assume that rental income and HUD Section 8 subsidies will defray mortgage and maintenance costs.

Given the cost of land, construction and financing, it would be less expensive to acquire and preserve these units than to attempt to replace them in Martinez.

III. Resources for Preservation

State housing law requires that the Housing Element Amendment identify public and private nonprofit corporations which have legal and managerial capacity to acquire and manage assisted housing developments.

Public Agency and Non-Profit Housing Corporations

A recent survey by Contra Costa County indicated that a number of Bay Area and County non-profit organizations have interests in assuming units at risk of conversion to maintain affordable housing.

Among the non-profits who responded to the survey were Shelter, Inc., Ecumenical Association for Housing, Eden Housing, Pacific Community Services, BRIDGE Housing, Volunteers of America, East Bay Services to Developmentally Disabled, Las Trampas, Inc., Rubicon, Housing for Independent People, Rural California Housing Corporation and the California Housing Partnership.

Public Financing and Subsidy Programs

Contra Costa County Housing and the Community Development Block Grant (CDBG) program provides grants and loans for a wide range of community development activities including housing. Martinez participates in the CDBG Urban Counties program. The City has not applied for housing preservation assistance in the past but is considering doing so in the future. Last year, Contra Costa County allocated $800,00 in funds to housing projects. The average allocation for the renovation of individual multi-family projects was $200,000.

The City could also provide technical assistance to owners of units at risk or housing advocates to secure and maintain affordable units.

Adopted City policies include provisions for fee waivers should fees be required at time of transfer of the property. The City does not have a redevelopment agency; so therefore, housing set aside funds are not available.

IV. Quantified Objectives

State law requires cities to establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame.

The City's objective is to preserve all 32 Federally-assisted housing units that are eligible for conversion to market rate housing during this five-year period.

V. Program Efforts to Preserve At-Risk Units

State law also requires the Housing Element to include, or reference, programs in the Housing Element to preserve the low income use of at risk projects listed in the ten year inventory, with specific focus on units at risk during the five year planning period.

The following programs to preserve at-risk units already exist in the Martinez Housing Element:

1. Utilize the tax-exempt financial market to provide mortgage revenue bonds for single and multiple family developments.

   Responsibility: City Manager's Office and Community Development Department.

   Timing: Immediate and on-going.
   Goal: 15 units per year.

3. Actively pursue the cooperation of non-profit housing organizations such as Housing for Independent People or Eden Housing to facilitate the construction of affordable housing.

   Responsibility: Community Development Department

   Timing: Meet with non-profit by June, 1994 and develop a strategy for providing affordable housing by March, 1995.
   Goal: 20 units per year.

18. Continue to actively support the operation of the Contra Costa Housing Authority Rental Rehabilitation Program in Martinez.

    Responsibility: City Manager's Office and Community Development Dept.

    Timing: On-going.

23. Continue to enforce existing condominium conversion ordinance.

    Responsibility: Community Development Department

    Timing: On-going.

28. Encourage State and Federal legislators to provide appropriate resources to serve low and moderate income needs.

    Responsibility: City Council
    Timing: On-going.

41. Adopt an ordinance requiring a one year notice to residents, the City and Contra Costa Housing Authority of all conversions of Below Market Rate housing units to market rates.

    Responsibility: City Council

    Timing: Adopt ordinance by December, 1994.

Two additional programs have been incorporated to address the conversion of assisted, affordable rental housing units to market rate.

47. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.

    Responsibility: Community Development Department

    Timing: Contact property owners by January, 1994. Monitoring is ongoing.

48. Assist property owners in the utilization of local financial resources (CDBG funds, tax exempt bonds, housing trust funds, etc.) in combination with available Federal or State financial resources to rehabilitate existing affordable units. Undertake a field check to note the physical condition of the existing affordable units which will be at risk of conversion in the next 10 year period (2000 to 2010) such as Valley Ridge Apartments, 30 affordable units. If the project shows signs of deterioration, contact the owner of the project and the City will act as a liaison between the property owners and the County and/or state offices to apply for rehabilitation funds.

    Responsibility: Community Development Department

    Timing: Complete the field study by August 1994. Contact the owners by November, 1994.

    Goal: Rehabilitate 5 units per year.

HOUSING CONSTRAINTS

State law requires that housing elements include a discussion of the factors that present barriers to the production of housing. Government actions and market forces are presented. Identification of these constraints helps the City to identify implementation measures which address these concerns and reduce their impacts on the production of housing.

GOVERNMENT CONSTRAINTS

Local Government

The City of Martinez regulates the use of land within the corporate limits through the General Plan, area plans, specific plan, the zoning and subdivisions ordinances, and building codes. In addition, the City has adopted a resolution to comply with Measure C, a countywide transportation sales tax and growth management initiative.

A. General Plan Land Use and Zoning Designations

The City of Martinez has established a range of General Plan land use categories and zoning districts to provide a diversity of housing types at varying densities. Residential densities range from 0-6 units per acre for single family dwellings up to 40 units per acre for multi-family senior housing. There are two mixed use districts in the downtown that would allow office, commercial or residential uses up to 29 units per acre.

Zoning designations correspond to General Plan categories. There are specific allowed uses, permitted uses and development standards for each zoning category. Requirements for parking, building setbacks and permitted uses are similar to neighboring jurisdictions and do not act as a constraint to housing production.

B. Design Review Process

Two committees have been established to review project proposals to provide guidance to the applicants in the early stages of development. The Development Review Committee, composed of representatives from Planning, Building, Engineering and Public Services Department meet on a weekly basis to review development proposals. The Committee analyzes proposals for compliance with City requirements and provides feedback on site planning, architecture and public improvement needs so that the proposal conforms to City standards. This process does not act as a constraint on project development, but rather gives applicants the opportunity to submit projects that are more likely to receive a favorable decision by the hearing body, and in the long term may serve as a tool to expedite the development process. The Design Review Committee, composed of volunteer professionals, reviews three components of site development: architecture, landscape design and site plan. The committee meets semi-monthly; generally, in order to be placed on the agenda, projects must be submitted one week prior to the meeting.

Housing production could be constrained if there are recommendations to substitute more costly materials than those proposed by the applicant, increase the amount of landscaping or apply more costly site development techniques. The hearing body must evaluate the trade-offs of providing housing that meets the quality and design standards of the community and assure affordability.

C. Building Codes

The City has adopted the Uniform Building Code to which all new units must comply. Existing units are inspected only if a building permit is issued for property improvements, or if there has been a complaint for violation of health and safety codes. The City does not require that an entire unit meet code if the value of the renovation is less than 50 percent of the total assessed value of the building.

Adherence to building codes does not act as a restraint to the provision of housing. Rather it serves as a positive measure to ensure that families have a safe place to live.

D. Development/Infrastructure Fees

The City requires that a new development pay its fair share of the costs to mitigate the impacts to parks, roads and drainage created by that development.

The City collects traffic mitigation fees prior to issuance of any building, grading or encroachment permits for all land use types. The current fee is $1,630 per single family unit and $1,140 per multiple family unit.

Park dedication is required for all residential development and is collected at the time of issuance of building permits. In most instances fees may be paid in lieu of land dedication. The fee for multi-family units is $1,389 and $1,854 for single family homes.

Drainage fees are collected from all projects which increase the impervious surface of an existing parcel of land. Fees vary from 21-34 cents per square foot of impervious surface.

City water service is available to a majority of Martinez. The remainder is provided by Contra Costa Water District, a special district. City water system fees are determined by location of the property and include Connection fees, service line installation charges and meter/detector check charges.

Other connection fees are charged by sewer districts and the gas and electric company. In addition, all residential properties are required to pay school impact fees.

E. Planning Fees

Planning fees are charged to cover the cost of processing development proposals. Fees vary depending on the size and type of the project. The fee for a four lot subdivision is $600 while it is $750 plus $10 per unit for subdivisions of five lots or more. The fees for General Plan amendments and rezonings are $950 respectively. Where two or more applications are processed concurrently a discount of 50

Table 18

Martinez Development Review Process	
Type of Application	Time (Days)
General Plan Amendment	90 - 120
Design Review	45
Use Permit	45
Rezoning	90 -120
Tentative Map	60
Variance	30
Environmental Review	45
Environmental Impact Report	120 - 180
Building Permits	7 - 21

Source: City of Martinez, Community Development Department

AB 886, passed by the State legislature in 1988, requires local jurisdictions to extend the noticing requirements for environmental review to 30 days. This requirement has lengthened the review process by 20 days for all projects requiring negative declarations.

I. Measure C

Contra Costa County voters passed the Contra Costa Transportation Improvement and Growth Management Ordinance which established a half-cent sales tax for transportation improvements. The measure requires all jurisdictions to include a growth management element in the General Plan to be applied in the development review process.

The Element must include performance standards for traffic, fire, police, parks, sanitary service, water and flood control. In order for local jurisdictions to receive Measure C funds for road improvements, they must certify that every project complies with the adopted standards. The Ordinance also includes a requirement that each jurisdiction develop an implementation program that creates housing opportunities for all income levels. The Ordinance is in its early stages of implementation; therefore, it is uncertain how these issues will be resolved. To the degree that the City is required to reduce densities or disapprove residential projects to comply with the adopted standards, Measure C could act as a constraint to housing production.

AB 886, passed by the State legislature in 1988, requires local jurisdictions to extend the noticing requirements for environmental review to 30 days. This requirement has lengthened the review process by 20 days for all projects requiring negative declarations.

I. Measure C

Contra Costa County voters passed the Contra Costa Transportation Improvement and Growth Management Ordinance which established a half-cent sales tax for transportation improvements. The measure requires all jurisdictions to include a growth management element in the General Plan to be applied in the development review process.

The Element must include performance standards for traffic, fire, police, parks, sanitary service, water and flood control. In order for local jurisdictions to receive Measure C funds for road improvements, they must certify that every project complies with the adopted standards. The Ordinance also includes a requirement that each jurisdiction develop an implementation program that creates housing opportunities for all income levels. The Ordinance is in its early stages of implementation; therefore, it is uncertain how these issues will be resolved. To the degree that the City is required to reduce densities or disapprove residential projects to comply with the adopted standards, Measure C could act as a constraint to housing production.

During consideration of the Growth Management Element, the City should consider the impact of alternative performance standards on the production of affordable housing. Further, the City should monitor the policies under consideration by the Contra Costa Transportation Authority to ensure that there is no negative impact on housing production.

State and Federal Government Constraints

Historically the housing market has been assisted in the areas of construction and affordability by the Federal and State governments. Recent Federal administrations have emphasized free market, privately sponsored programs, thereby reducing directly financed Federal housing efforts.

Local government and the private sector have had to explore alternatives to direct Federal housing subsidies. The use of tax-exempt financing and non-financial forms of assistance such as density increases can continue to address the shortage of affordable housing; however, the provision of multiple unit rental housing will likely be dependent on revisions to the income tax regulations or other Federal assistance.

MARKET CONSTRAINTS

Market constraints include the cost of land and financing and construction costs. All of these are beyond the control of the City of Martinez.

A. Cost of Land

Land prices in the City are determined by the allowable density and the type of residential development, the availability of public services and utilities and the quality of nearby existing development. The City is nearly built out; therefore, the remaining land supply will continue to increase in value. The estimated fair market value of single family residential property in Martinez is $225,000 per acre.

B. Financing Costs

The cost of borrowing for either the construction or purchase of a home is a major contributor to the overall price of housing. Fluctuating interest rates can eliminate many potential home buyers from the housing market or make development of some housing projects infeasible.

Project sponsors have indicated that they must obtain maximum allowable densities in order to support high financing and land costs. While developers can obtain financing to build, they often build higher cost housing in order to recover the cost of a scarce land supply.

Discussions with mortgage bankers have indicated that financing is generally available for properties in the City and that loans in Martinez are being approved at the same interest rates as surrounding jurisdictions. There are no mortgage deficient areas in the City.

C. Construction Costs

Market factors significantly affect the cost of housing and thus must be considered when addressing the provision of affordable units. Escalating land prices and construction cost along with fluctuating interest rates contribute to the increased cost of housing in Martinez as well as Contra Costa County and the rest of the Bay Region.

As previously mentioned, raw residential land prices have risen 281 percent since 1985, from $80,000 per acre to $225,000 per acre. Labor and materials have also risen, however to a lesser degree. Lee Saylor, Construction Cost Estimator, indicates that these costs increased an average of 2 percent per year.

Development fees are also a component in the housing cost. According to local residential developers, the total fees per unit are about $18,700. This includes design review, building, park, traffic, drainage, school, water and sewer fees.

The City can provide assistance in reducing the cost of housing by participating in revenue mortgage bond programs to reduce the cost of financing and thus make home purchase more available and by establishing a policy to waive City application and permit fees for projects providing affordable housing.

EVALUATION OF 1985 HOUSING ELEMENT

Citywide

The goals, policies and programs adopted by the City in 1985 were generally successful. The 1985 Housing Element indicated that 2,882 units were needed to meet the projected population of all segments of the community. 2,383 units have been added to the housing stock since 1985.

Single Family

Between 1985 - 1990, 1,433 single family units were added; 825 less than identified in the 1985 Element. Eighteen of these units were purchased under to mortgage revenue bond program.

Multi-Family

950 multi-family units were constructed; 353 more than was identified. Eleven units were set aside for low income families.

Senior Housing

Forty units of senior housing were added with an amendment to the General Plan providing a 25 percent density bonus which allowed a total density of 40 units per acre.

Secondary Units

Seven secondary units have been added to the housing supply.

The following discussion identifies each housing element goal and related program and evaluates its effectiveness in producing housing.

GOAL: Increase the Housing supply for all segments of Martinez population.

Program 1: Continue to utilize mortgage revenue bond financing for single and multi-family projects.

The City has participated in three Contra Costa County mortgage revenue bond programs and two City sponsored programs. 18 single family and 171 multi-family units were constructed using tax-exempt financing.

This program has been effective and should be continued.

Program 2: Initiate a study of existing zoning designations to determine were increased densities will be appropriate.

Two reports have been prepared to determine the potential for housing production in the downtown area of the City.

"Outlook for Housing Development in the City of Martinez, Downtown Area", reviewed development potential for seven parcels totalling 25 acres. The study found that housing was a viable use and that up to 640 units could be constructed.

"Outlook for Residential Rehabilitation and/or Conversions in the Central Area" was prepared in 1989. The study concluded that single family conversions to either higher density residential or commercial/office uses may de-stabilize existing neighborhoods and be economically infeasible. It was recommended that the City adopt a policy to encourage rehabilitation and preservation of single family units.

The City has appointed an advisory committee to recommend policies for revitalizing the downtown. Conversions of non-residential vacant land to residential uses will be considered.

The City adopted the Alhambra Hills Specific Plan, the Franklin Hills Specific Area Plan and the John Muir Parkway Specific Area Plan. The Alhambra Hills plan encompasses 594 acres and would allow a maximum of 284-315 units. The plan area is bisected by the Alhambra Hills, a designated visually significant ridge. The plan delineates areas for development, thereby creating more efficient use of the land while preserving important topographic features of the City.

The Franklin Hills plan area consists of ridges and hills that have also been designated as visually significant in the Open Space, Conservation Element of the General Plan. The area is currently used for grazing. The Plan would allow 23 residences.

The John Muir Parkway Plan provides for 2,950 units, approximately 175 units more than the previous general plan. The Plan allows for 19-25 units per acre, providing an opportunity for construction of multiple family rental units.

The City should continue to monitor areas where it may be appropriate to consider higher density zoning.

Program 3: Continue to support the efforts of the non-profit Diablo Valley Housing Corporation.

The non-profit corporation disbanded. The City should investigate the possibility of working with other non-profits to encourage construction of affordable housing.

Program 4: Complete the Alhambra Hills and Franklin Hills Specific Plans.

The Franklin Hills Plan was adopted in January, 1987 while the Alhambra Hills Plan was adopted in May, 1987. See Program 3 for results.

The plans should be monitored to insure that minimum density ranges are being encouraged.

Program 5: Complete an analysis of the local planning process to determine where streamlining can be implemented.

The City completed the analysis and established a staff Development Review Committee. Applicants may submit preliminary plans for review and comment prior to application submittal and modify their design to better reflect City ordinances and concerns. This program is successful in alerting the development community early in the process of code compliance and development standards. Subdivision applications generally take sixty days to process to public hearing.

The City should monitor the development process to maintain the shortened review period while providing ample opportunity for public input.

Program 6: Develop design guidelines for the downtown area where residential in-fill and mixed use projects may be desirable.

The City established a Design Review Board, composed of design professionals, to review and evaluate development projects. Staff is currently drafting general residential guidelines and expects to be completed by the end of 1990. Staff should consider more detailed guidelines during the review of the downtown general plan review. This program should be continued.

GOAL: Maintain and improve existing housing.

Program 7: Continue participation in Contra Costa County Neighborhood Preservation Program.

Sixteen families received low interest loans from 1985 to 1989 in the amount of $318,600. The funds were used for major structural repair, re-roofing, modifications to the floor plan and painting of existing substandard single family homes.

This program is successful and should be continued. Community outreach should be expanded to make more Martinez residents aware of the program to increase participation.

Program 8: Remain prepared to respond to housing market conditions which may necessitate zoning regulation changes.
Eighteen applications for rezoning property from lower to higher density uses have been approved since 1985. Rezonings from agriculture, government facilities and lower density single family residential to higher single family and multiple family densities have resulted in 1,669 dwelling units being approved.

This program should continue since the City is nearly built out and one method for increasing the housing supply is to consider increased densities on in-fill property which will not detrimentally affect nearby properties.

Program 9: Actively support the Housing Authority Rental Rehabilitation Program in Martinez.

The Housing Authority program has been successful in Martinez: 28 multiple family units have been rehabilitated as a part of the Rental Rehabilitation Program and 100 senior units have been rehabilitated in the Moderate Rehabilitation Program with a total of $1.18 million of funding.

The City should continue to actively support federal funding for these efforts through testimony at local hearings before the County Board of Supervisors and contact with congressional representatives.

Program 10: Pursue vigorous code enforcement efforts in residential neighborhoods.

The City hired a code enforcement officer in September, 1989. To date, 438 complaints have been filed, 93 percent of which involve residences. Approximately 60 percent of these cases have been cleared and the case closed.

This program has been effective in requiring that health and safety hazards be corrected and aids in preserving the existing housing stock. This program should continue.

Program 11: Instigate a public improvement or replacement program in residential areas.

The City spent $48,832 in 1988 for public improvements including 3,150 square feet of sidewalk and 530 feet of curb and gutter. Due to fiscal constraints, the program was discontinued. The City should consider re-establishing this program and develop criteria for site selection.

GOAL: Expand and conserve housing opportunities for low and moderate income families and individuals.

Program 12: Participate in the County Neighborhood Preservation Program and the Rental Rehabilitation Program.

Sixteen loans totalling $318,600 have been approved in the Neighborhood Preservation Program. The Rental Rehabilitation Program has provided $1.18 million for rehabilitation of 28 family units and 100 senior housing units. The City should continue to actively support these programs and publicize the availability of funds so that more Martinez property owners have the opportunity to participate.

Program 13: Support Diablo Valley Housing Corporation.

This corporation has disbanded, therefore this program should be discontinued.

Program 14: Continue tax-exempt finance programs that require set asides for low-moderate income households.

171 multi-family with 29 set aside for low income families and 18 single family units have been constructed for low and moderate income households under mortgage revenue bond programs. The City should work with developers and the County to increase participation in future bond programs.

Program 15: Provide expedited processing to projects offering affordable units.

The development review process has been analyzed and the time frames reduced. It takes approximately 60 days to process subdivision maps and 45 days for use permits and development plans. The City should continue to work with developers prior to application submittal to develop a project that meets ordinance requirements to avoid unnecessary delays.

Program 16: Explore public sector approaches that will increase the supply of affordable units.

There has been a decrease of state and federal funding for construction of affordable housing, therefore mortgage revenue bonds have provided most of the assistance for new family housing units in Martinez. The City should continue to participate in this program and should pursue legislation at the state and federal levels which would increase the housing supply.

Program 17: Enforce existing condominium conversion ordinance and use existing secondary unit ordinance.

To date, no condominium conversions have been processed in the City. Seven secondary units have been approved. This program should continue.

Program 18: Promote non-discrimination in housing citywide and make referrals to appropriate agencies.

Fair housing information ("the poster") is available at City Hall. Complaints involving discrimination are referred to the Housing Authority, Contra Costa Housing Alliance or Department of Housing and Urban Development. This program should continue.

Program 19: Cooperation of all City Departments with state and federal investigations of discrimination.

This program is on-going and should continue.

Program 20: Support efforts of countywide social service agencies in their attempts to provide housing for special need groups.

The City supports the efforts of the Housing Alliance, a non-profit organization that provides information and referral service to seniors, low-moderate income families and other needy groups. The City provides staff to the Martinez Senior Center and provides information and referral services to the appropriate social service agency. This is an on-going program and should be continued.

Program 21: Enforce state regulations insuring access and opportunity for the handicapped in new developments.

All multi-family projects and non-residential projects are reviewed to insure compliance with Title 24 regulations. This program should continue and consideration should be given to include a density bonus for providing additional handicapped accessible units in multi-family projects.

GOAL: Ensure that housing development respects the unique character of the Martinez natural environment.

Program 22: Implementation of the Parks System Master Plan.

The Park System Master Plan was modified and adopted by the City Council on May 18, 1988. Each park facility is described by inventories of existing and proposed improvements, cost estimates and preliminary designs. Funding sources and scheduling of improvements are identified. This program is on-going and should be continued.

Program 23: Preparation of specific plans for the Franklin and Alhambra Hill areas.

Both specific plans were adopted in 1987. The plans should be monitored to insure that proposed projects maintain the minimum densities as prescribed in the plan.

Program 24: Utilize design review procedures in order to assure compatible developments.

The City has established a staff level development review committee and a professional/peer Design Review Committee to provide feedback to applicants on proposed projects. Both committees consider adjacent uses and architectural design in project review. This is on-going and should continue.

Program 25: Assist the development community in project design at initial phases to assure conformity with community standards.

The Development Review Committee and Design Review Committee both provide feedback on preliminary development proposals thus providing the opportunity early in the process for the design to be modified to address City concerns. This program is on-going and should be continued.

GOAL: Advocate and cooperate in realizing regional housing needs.

Program 26: Cooperate in regional and county housing meetings.

The City has participated in meetings sponsored by ABAG and Contra Costa County. In addition, under the auspices of Measure C, (Transportation Initiative), the City has participated in formulation of policies for addressing housing and job opportunities. The City will adopt a Growth Management Element of the General Plan to address these policies by the end of 1991. This program is on-going.

Program 27: Participate in the Housing Advocates Organization sponsored by the County Housing Authority.

This organization has disbanded, therefore this program should be discontinued.

Program 28: Continue in the following efforts:

A. Tax-exempt financing: as previously stated 189 housing units have been constructed with mortgage revenue bond financing. This program is successful and should be continued.

B. Support of Diablo Valley Housing Corporation: the corporation has disbanded, therefore the City should pursue assistance from other non-profit housing advocacy organizations for providing housing.

C. Streamline Development Process: this has been completed and the process time shortened to 60 days for subdivisions and 45 days for other

types of applications. The process should be monitored to insure consistency in meeting these time frames.

D. Create and consider innovative developments: City staff has been working with a non-profit organization to rehabilitate an existing hotel for conversion to senior single-room occupancy and limited live/work efficiency units. Staff will consider other innovative approaches and assist applicants through the development review process. This program should be continued.

E. Support housing rehabilitation programs: the City participates in the Contra Costa County Neighborhood Preservation Program. The City should actively publicize the availability of this program and the Housing Authority's Rental Rehabilitation Program. This is on-going and should be continued.

SUMMARY OF HOUSING ISSUES

The background data identified in the previous segments of the Housing Element indicates a number of issues which impact the production of housing. The population of Martinez as projected by ABAG is expected to increase by 6200 residents or 17 percent by 2005. In addition, it is expected that the senior population will grow proportionally more than the rest of the population. The Department of Finance estimates that the senior population will increase in Contra Costa County by 56 percent between 1985 and 2000.

The City is reaching build out; there are approximately 129 acres of vacant land potentially available for residential development.

ABAG Housing Needs Determination calculates that 1,745 units will be needed in the next 5 years to satisfy the housing needs of households at all income levels. 610 of these units will be needed by low income households. Further, 32 units of assisted housing will be eligible for conversion to market rates in the next five years, raising the overall need level for low and moderate income households to 642 units.

Housing costs continue to rise faster than income. Board of Realtors data indicates that the average price of a single family residence in the Martinez area rose by 42.2 percent between 1985 and 1989 while ABAG reports a 10.6 percent increase in average income.

Policy Considerations

There will continue to be a demand for housing in the region, however the fact that the City is nearly built out will constrain future housing development. The demographic trends indicate the following policy considerations for housing production in the City:

A. There will be a need for additional senior housing.
B. There will be a need for 642 low income units.
C. The rise in housing costs faster than income will preclude many first-time home buyers from the housing market.
D. Special housing will be needed for the handicapped, large-family households, and the homeless.

HOUSING GOALS, POLICIES AND PROGRAMS

GOAL #1:

Achieve an adequate supply of safe, decent housing for all economic segments of the community. Promote throughout the City a mix of housing types responsive to household size, income, age and accessibility needs.

POLICIES:

1.1 The City will provide an active leadership in implementing the policies and programs contained in the Housing Element and monitor housing production annually.

1.2 High density development will be allowed where compatible with existing development and land use regulations.

1.3 Continue existing streamlined development review process for all residential projects and facilitate priority review where appropriate for affordable, below market rate and special need housing projects.

1.4 Recognize that higher priced residential opportunities must also be provided.

1.5 Encourage the annexation of vacant land which is appropriate for residential use.

1.6 Consider the re-use of institutional sites such as schools or other government-owned properties for residential purposes consistent with other community needs.

PROGRAMS:

1. Utilize the tax-exempt financial market to provide mortgage revenue bonds for single and multiple family developments.

   Responsibility: City Manager's Office and Community Development Depart.

   Timing: Immediate and on-going.
   Goal: 15 units per year

2. Maintain and monitor a land inventory and determine where it may be appropriate to consider higher density housing.

   Responsibility: Community Development Department

   Timing: Complete inventory by September, 1994; on-going monitoring.

3. Actively pursue the cooperation of non-profit housing organizations such as Housing for Independent People or Eden Housing to facilitate the construction of affordable housing.

   Responsibility: Community Development Department

   Timing: Meet with non-profit by June, 1994 and develop a strategy for providing affordable housing by March, 1995.
   Goal: 20 units per year.

4. Monitor the Alhambra Hills, Franklin Hills and John Muir Parkway plans to insure that minimum density ranges identified in the plans are encouraged.

   Responsibility: Community Development Department, Planning Commission and City Council.

   Timing: On-going.
   Goal: 150 units per year.

5. Monitor the development review process including the Development Review Committee and the Design Review Committee to maintain a shortened review period and evaluate recommendations to avoid constraints on production of affordable housing.

   Responsibility: Community Development Department

   Timing: On-going.

6. Require priority fast-track processing for affordable housing projects.

   Responsibility: Community Development Department

   Timing: Immediate and on-going.

7. Develop design guidelines for the downtown area where residential in-fill and mixed use projects may be desirable.

   Responsibility: Community Development Department

   Timing: Complete design guidelines by September, 1995.

8. Retain existing residential zoning and discourage non-residential uses in these zones.

   Responsibility: Community Development Department, Planning Commission and City Council

Timing: On-going.

9. Study possible incentives and develop guidelines for affordable residential use of floor space above ground level commercial establishments the downtown. Dwelling units on the second floor are a permitted use in commercial districts.

   Responsibility: Community Development Department

   Timing: Complete study by March, 1995.
   Goal: 25 units during planning period.

10. Initiate a zoning study to look at rezoning vacant commercial properties to appropriate residential designation.

    Responsibility: Community Development Department

    Timing: Complete study by March, 1995
    Goal: 20 units during planning period.

11. Study the potential of converting existing government owned property to residential uses.

    Responsibility: Community Development Department and Planning Commission

    Timing: Complete study by March, 1995.

12. Amend the Zoning Ordinance to allow uses permitted in the R-3.5 District (multi-family residential; 3,500 square feet per dwelling unit) and mixed use projects in industrial districts to encourage the development of affordable housing. (See Table 13B)

    Responsibility: Planning Commission and City Council

    Timing: Complete amendment by December, 1995.

13. Pre-zone light industrial areas in the City's Sphere of Influence, along Pacheco Boulevard, to encourage annexation and increase in affordable housing stock.

    Responsibility: Planning Commission and City Council

    Timing: Complete pre-zoning by March, 1995.

14. Enforce state regulations insuring access and opportunity for the handicapped in new developments.

Responsibility: Community Development Department, Inspection Division

Timing: On-going.

15. Amend zoning ordinance to establish density bonus for residential projects which increase the supply of housing accessible to the handicapped.

    Responsibility: Community Development Department, Planning Commission and City Council

    Timing: Amend zoning ordinance by December, 1994.
    Goal: 3 units per year.

GOAL #2:

Protect and conserve the existing housing stock so that it can best serve the needs of Martinez residents.

POLICIES:

2.1 Conserve the City's housing stock including existing rental housing and single family homes that are affordable to low and moderate income households.

2.2 Pursue available funding for the conservation and rehabilitation of viable older housing to preserve neighborhood character.

2.3 Discourage the conversion of older residential uses unless there is a finding of public benefit and equivalent housing can be provided for those who have been displaced by the proposed conversion.

2.4 Enforce the City's building codes in connection with housing rehabilitation programs to maintain the quality of the housing stock.

PROGRAMS:

16. Continue to participate in the Contra Costa County Neighborhood Preservation Program. The City will improve citizen awareness of this program by making informational pamphlets available at City Hall and contacting neighborhood groups in older residential neighborhoods to acquaint them with this program.

    Responsibility: Community Development Department

    Timing: Complete information package by August, 1995. Goal: Provide 4 low interest loans per year for housing rehabilitation.

17. Track demolished housing units to determine if units affordable to low and moderate income households are being razed. Should it be found that a significant number has been demolished, then develop a program to replace the lost units.

    Responsibility: Community Development Department, Planning Commission and City Council

    Timing: Complete study by June, 1994.

18. Continue to actively support the operation of the Contra Costa Housing Authority Rental Rehabilitation Program in Martinez.

    Responsibility: City Manager's Office and Community Development Department

    Timing: On-going.

19. Continue to vigorously pursue code enforcement efforts in residential areas.

    Responsibility: Community Development Department, Inspection Division

    Timing: Immediate and on-going.
    Goal: Close 40 cases per year.

20. Re-establish the public improvement-replacement program in residential areas suffering from neglect.

    Responsibility: City Council and Public Services Department

    Timing: Allocate funds in July, 1994.
    Goal: Repair or replace 3 residential blocks and install handicap ramps at 5 intersections per year.

GOAL #3:

Expand and conserve housing opportunities for low and moderate income families and individuals.

POLICIES:

3.1 Pursue County, state and federal programs and funding sources that provide housing opportunities for low and moderate income households.

3.2 Provide density bonuses to projects which provide more than 15 percent of total units affordable to low and moderate income households and for units set aside for the handicapped.

3.3 Encourage limited equity residential cooperatives and other non-profit enterprises such as sweat-equity projects designed to provide affordable housing.

3.4 Give high priority to housing that is affordable to first time buyers and renters of all income levels.

3.5 Continue to lend assistance and support to projects developed by the Housing Authority.

3.6 Maintain rehabilitation programs for both owner occupied and rental housing.

3.7 Restrict condominium conversions.

PROGRAMS:

21. Continue to participate in the Contra Costa County Neighborhood Preservation Program and the County Rental Rehabilitation Program.

    Responsibility: Community Development Department

    Timing: On-going.
    Goal: Neighborhood Preservation Program - 4 units per year; Rental Rehabilitation Program - 10 units per year.

22. Continue to participate in single and multiple family mortgage revenue bond programs for qualified moderate and middle income home buyers and low income renters.

    Responsibility: City Manager's Office

    Timing: On-going.
    Goal: 15 units per year.

23. Continue to enforce existing condominium conversion ordinance.

    Responsibility: Community Development Department

    Timing: On-going.

24. Review secondary unit ordinance for provisions which encourage the construction of such units while maintaining the integrity of existing neighborhoods.

    Responsibility: Community Development Department

    Timing: Complete review by June, 1995.

Goal: 3 units per year.

25. Investigate concepts and funding sources for home ownership assistance for first-time home buyers (mortgage assistance payments, down payments equity sharing).

    Responsibility: City Manager's Office and Community Development Department

    Timing: Complete study by March, 1995.
    Goal: 5 units per year.

26. Investigate participation in a Mortgage Credit Certificate Program or other similar programs.

    Responsibility: City Manager's Office and Community Development Department

    Timing: Complete study by March, 1995.
    Goal: If study proves feasible, 5 units per year beginning 1994.

27. Develop information for local sponsors and developers of available state and federal financing programs for rental apartment and single-family housing construction.

    Responsibility: Community Development Department

    Timing: Develop information packet by September 1995.

28. Encourage state and federal legislators to provide appropriate resources to serve low and moderate income needs.

    Responsibility: City Council

    Timing: On-going.

29. Establish a density bonus of 25 percent to a developer of a housing development agreeing to construct at least:

    a. 20 percent of the units for lower-income households; or,
    b. 10 percent of the units for very low-income households; or,
    c. 50 percent of the units for senior citizens.

    Responsibility: Planning Commission and City Council

    Timing: Amend zoning ordinance to permit density bonuses by December, 1994.

Goal: 5 units per year.

30. Establish a policy of waiving filing and/or processing fees on permit and applications for a developer who agrees to construct one of the above affordable unit percentages.

    Responsibility: Planning Commission and City Council

    Timing: Amend zoning ordinance to permit waiver by December, 1994.
    Goal: 5 units per year.

31. Adopt an ordinance allowing units for senior population in specific residential and commercial areas with reduced parking, setbacks and other requirements.

    Responsibility: Planning Commission and City Council

    Timing: Adopt ordinance by December, 1994.
    Goal: 20 units per year.

32. Seek sponsors to utilize state funds to develop a limited equity cooperative. The City will assess the viability and process of establishing a limited equity cooperative, make information available at the Community Development Department, seek cooperation and support with Contra Costa County, Housing Authority and non-profit housing organizations and locate potential sites.

    Responsibility: Community Development Department

    Timing: Identify sponsors by June, 1994; complete study by December, 1995 and complete information package by June, 1996.

GOAL #4:

Elimination of all forms of discrimination in Martinez

POLICIES:

4.1 Promote fair housing opportunities for all people

4.2 Support efforts of City, County, State and Federal agencies to eliminate discrimination in housing

4.3 Encourage minority participation in all sectors of the housing market

PROGRAMS:

PROGRAMS:

33. Continue to publicize information on fair housing laws and state and federal anti-discrimination laws; refer all complaints to the Contra Costa Housing Authority and the California Department of Fair Employment and Housing.

    Responsibility: Community Development and all other City departments

    Timing: On-going.

34. Support efforts of countywide social service agencies in their attempts to provide housing for special need groups.

    Responsibility: City Council

    Timing: On-going.

GOAL #5:

Advocate and diligently pursue efforts to meet the City's regional housing needs.

POLICIES:

5.1 Strive to meet Martinez's share of the regional housing needs established by the Housing Needs Determinations for 1995.

5.2 Support a regional approach to solving the housing problems that extend beyond lines of political jurisdiction.

5.3 Encourage additional housing in Mixed Use areas to meet the City's housing needs.

PROGRAMS:

35. Continue to participate in single and multiple family mortgage revenue bond programs.

    Responsibility: City Manager's Office

    Timing: On-going.
    Goal: 15 units per year.

36. Seek sponsors to utilize State funds to develop a limited equity cooperative. The City will assess the viability and process of establishing a limited equity cooperative, make information available, locate potential sites and seek cooperation and support for this program with the Housing Authority and non-profit housing organizations.

Responsibility: City Manager's Office and Community Development Department

Timing: Identify sponsors by June, 1994; complete study by December, 1995 and complete information package by June, 1996.

37. Investigate the potential for participation in the Rental Deposit Guarantee and Revolving Loan fund operated by Shelter Inc. to specifically assist Martinez residents and to prevent and reduce the homeless.

Responsibility: Community Development Department and City Manager's Office

Timing: Complete investigation by June, 1995.
Goal: 10 loans per year.

38. Support efforts to rehabilitate the River House Hotel for conversion to Single Room Occupancy units for seniors.

Responsibility: City Manager's Office and Community Development Department

Timing: Secure state funding by December, 1990; process permit approvals by June, 1991; rehabilitation to be completed by December, 1992.
Goal: 80 units of low income senior housing.

39. Meet with representatives of Martinez churches to investigate the potential for establishing a shelter network for the homeless.

Responsibility: Community Development Department

Timing: Establish program if feasible by March, 1995.
Goal: 6 beds.

40. Amend the zoning ordinance to conditionally allow shelter or transitional housing in Light Industrial zoning districts with the following findings:

a. That the project is consistent with the various elements and objectives of the General Plan;
b. that the project would have no substantial adverse impact on properties or improvements in the surrounding neighborhood;
c. that there is not an over-concentration of shelters for the homeless in the surrounding area; and
d. that the land uses and development in the immediate vicinity of the subject site will not constitute an immediate or potential hazard to occupants of the shelter.

Responsibility: Community Development Department, Planning Commission and City Council

Timing: Amend ordinance by September, 1995.

41. Adopt an ordinance requiring a one year notice to residents, the City and Contra Costa Housing Authority of all conversions of Below Market Rate housing units to market rates.

Responsibility: City Council

Timing: Adopt ordinance by December, 1994.

42. Investigate the potential for developing a Senior Citizens Shared Housing Program.

Responsibility: Community Development Department

Timing: Complete study by June, 1996.
Goal: 5 units per year.

43. Continue to meet with other jurisdictions in Contra Costa County to develop a regional program for achieving a balance between housing and jobs.

Responsibility: Community Development Department

Timing: On-going.

44. Establish a development review priority for low and moderate income housing projects.

Responsibility: Community Development Department

Timing: Immediate and on-going.

45. Amend the zoning ordinance to establish a density bonus for units accessible to the handicapped in multi-family projects.

Responsibility: Community Development Department, Planning commission and City Council

Timing: Amend zoning ordinance by December, 1994.
Goal: 5 units per year.

46. During preparation of the Growth Management Element of the General Plan, the City shall consider service performance standards that do not inhibit the development of affordable housing.

    Responsibility: Planning Commission and City Council

    Timing: Growth Management Element to be completed by May, 1992.

47. Monitor the policies of the Contra Costa Transportation Authority and provide input to insure that there is no negative impact on housing production.

    Responsibility: Community Development Department and City Council

    Timing: On-going.

GOAL #6

Preserve assisted multi-family rental housing units from conversion to market rate rental units.

Programs:

48. Monitor the status of the units at risk. Establish regular contact with the owners of these units. If the units appear to be in danger of converting, establish contact with public and nonprofit agencies who may be interested in managing or purchasing the units to inform them of the projects status and inform tenants of any assistance available.

    Responsibility: Community Development Department

    Timing: Contact property owners by January, 1994. Monitoring is ongoing.

49. Assist property owners in the utilization of local financial resources (CDBG funds, tax exempt bonds, housing trust funds, etc.) in combination with available Federal or State financial resources to rehabilitate existing affordable units. Undertake a field check to note the physical condition of the existing affordable units which will be at risk of conversion in the next 10 year period (2000 to 2010) such as Valley Ridge Apartments, 30 affordable units. If the project shows signs of deterioration, contact the owner of the project and the City will act as a liaison between the property owners and the County and/or state offices to apply for rehabilitation funds.

    Responsibility: Community Development Department

    Timing: Complete the field study by August 1994. Contact the owners by November, 1994. Goal: Rehabilitate 5 units per year.

CITIZEN PARTICIPATION

This Housing Element is a refinement and update of the 1985 Martinez Housing Element. It provides data on population and housing characteristics and identifies housing needed to meet population projections for 1990-1995.

The goals, policies and programs of the 1985 element have been evaluated for their effectiveness in increasing the supply of housing for all income levels.

Programs that have proven successful have been continued and/or modified to better reflect the City's current goals. Programs that were less successful have been deleted.

The Martinez Downtown Future Committee, composed of long time residents in the downtown area, representatives of the Chamber of Commerce, other merchant representatives, one Planning Commissioner, one Marina Commissioner and two City Council members, met to discuss development issues in the downtown. The Committee reviewed existing residential zoning, analyzed alternative land uses in the downtown and made recommendations to the City Council. There was active and spirited participation by the public. The Committee discussed many of the issues identified in this document.

The Planning Commission conducted a public hearing in April, 1990 in accord with state noticing requirements. Prior to that time, notice of the availability of the draft document was sent to housing advocacy groups, (Shelter Inc., Volunteers of America, and the Bay Area Council), as well as neighboring jurisdictions. Issues of concern that were expressed by Martinez residents included the source and validity of the City's regional housing allocation, annual housing production, residential densities and loss of open space to residential development.

The public will have additional opportunity for further comment when hearings are held before the City Council prior to adoption of the Housing Element.

It is the City's intent to perform periodic assessments of the housing programs and to add or delete such programs as may be required by changing conditions.

GOAL #7:

To achieve participation of all economic segments of the Community in the development of the Housing Element and the Preservation of Subsidized Housing Amendment.

PROGRAMS:

49. Send Public Hearing Notices to all interested public and nonprofit agencies, affected property owners; post notices in public buildings such as the city hall, libraries, post offices and the senior center; and publish a notice in the local newspaper.

    Responsibility: Community Development Department

    Timing: Post notices 30 days in advance of the public hearing, mail notices 10 days in advance.

CONSISTENCY WITH GENERAL PLAN

The internal consistency of the General Plan has been maintained in the preparation of this Housing Element revision. The proposed revised Housing Element contains new policies and programs as well as continuation of existing successful programs. This element emphasizes policies to conserve and maintain the existing housing stock and policies intended to encourage the production of affordable housing.

During the development review process, the Housing Element will be consulted to insure compliance with the adopted housing policies along with other policies of the City of Martinez General Plan.

U.C. BERKELEY LIBRARIES
C101737406